

# **LARGE SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION**

DATE: July 30, 2012

CASE NUMBER: CPA2012-0006

APPLICANT: The Villages of Sumter DRI

REQUESTED ACTION: To adopt a proposed amendment to the Future Land Use Map of the Sumter County Comprehensive Plan for 353 acres MOL located on the northeast side of the intersection of CR 44A and CR 143 (Wildwood area).

## **PROPOSED LAND USE CHANGE**

<b>Current Future Land Use Designation</b>	<b>Acres (MOL)</b>	<b>Proposed Future Land Use Designation</b>
Agriculture	353	Mixed Use

## **GENERAL DESCRIPTION AND BACKGROUND**

The application requests a change in future land use designation from Agriculture to Mixed Use in order to add the property into The Villages of Sumter Development of Regional Impact (DRI). The request includes an adjustment to the Urban Development Area (UDA) boundary to include the subject property (Attachment A). Concurrent with this future land use amendment, the applicant has requested to rezone the property to RPUD, Residential Planned Urban Development (R2012-0019), and filed a Notice of Proposed Change (NOPC) to amend and restate the Development Order for The Villages of Sumter DRI (DRI2012-0001). The applicant has expressed a desire to expand The Villages of Sumter DRI onto the upland portions of the property utilizing existing, vested development entitlements. The NOPC proposes approximately 225 acres for residential and mixed use development, 98 acres in preserved wetlands, and 30 acres in stormwater management.

The subject property is located adjacent to The Villages of Sumter DRI in an area of rapid urbanization (Attachment B). It abuts The Villages of Sumter DRI and Lake Deaton on three sides (west, north, and east). The Orange Home neighborhood lies south of the subject property. It contains a mixture of residential and neighborhood commercial uses. Wildwood's Lake Deaton Park abuts the property on the southeast.

## **SURROUNDING LAND USE**

<b>Adjacent Property</b>	<b>Future Land Use Map Designations</b>
North	Mixed Use
East	Mixed Use
South	Low Density Residential and Recreational
West	Mixed Use

This application overlaps other significant comprehensive plan amendments under state review. A modification to the City of Wildwood-Sumter County Interlocal Service Boundary Agreement and Joint Planning Agreement (ISBA) is under state review (Sumter County 12-1ESR). The subject property lies

within the area originally included in the City of Wildwood's Municipal Service Area (MSA). The City of Wildwood and Sumter County are jointly modifying the limits of the ISBA to exclude the subject property. A fully rewritten Sumter County Comprehensive Plan is under review by the state and regional agencies (Sumter County 12-2ESR). This application is based on the Sumter County Comprehensive Plan in effect at the time of application. Policies affecting Mixed Use development have been renumbered in the proposed Unified Comprehensive Plan, but the policies remain otherwise unchanged. These comprehensive plan amendments are scheduled for adoption on August 28, 2012 while this application is under state review.

The subject property lies outside the UDA as defined within the current Sumter County Comprehensive Plan. This application requests the UDA be amended to include the subject property. The proposed Unified Comprehensive Plan expands the UDA to include the subject property as well as adjacent properties. Staff recommends the request to amend the UDA be transmitted as part of this request. If the UDA is amended as part of the Unified Comprehensive Plan that part of this application would be satisfied and no further action by the Sumter County Board of County Commissioners would be required at the time of adoption.

## CONCURRENCY ANALYSIS

### Potable Water & Sewer

Central Sumter Utilities has provided a letter verifying their intent to serve the proposed project with available potable water and sanitary sewer capacity.

### Stormwater Drainage

All development must conform to County and South West Florida Water Management District regulations for stormwater systems. This is consistent with Sumter County Stormwater Drainage concurrency requirements.

### Solid Waste Disposal

The applicant has provided documentation from Sumter Sanitation verifying capacity is available at the Sumter Sanitation Waste Transfer Station to support the proposed land use amendment.

## URBAN SPRAWL ANALYSIS

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The required sprawl analysis is provided in the applicant's submittal. Staff concurs that the proposed land use amendment does not promote urban sprawl.

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property contains wetlands associated with Lake Deaton. Incorporating the property into an established DRI will promote the protection of the natural resource by clustering development onto the less environmentally sensitive areas. Future development will be consistent with The Villages DRI's approved wildlife habitat management plan.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The subject property will be incorporated into The Villages DRI and integrated**

into existing public service systems. The Villages DRI is currently served by an efficient mixture of public and private service providers. The requested future land use amendment will allow for the compact expansion of an existing mixed use development. Extension of public infrastructure and services will be very cost-efficient.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices... **The proposed future land use amendment will allow for the compact expansion of an existing mixed use development. The Villages DRI is noted for its vast internal network of non-automobile transportation trails that provide for golf cart, bicycle and pedestrian travel throughout the development. This trail system is used extensively by residents and provides for a very walkable and connected community.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The subject property will be an expansion of a development that supplies an attractive mixture of uses including commercial, recreational, and medical. Residents access these services and amenities using a vast network of non-automobile trails. The subject property will be integrated into this development pattern using existing development entitlements.**

#### **INTERNAL CONSISTENCY**

The applicant has provided an analysis demonstrating the requested land use amendment is consistent with the Sumter County Comprehensive Plan. A full analysis is available in the application. In summary:

##### Element 1, Housing

An archaeological survey and cultural resource assessment was conducted as part for the subject property, the results provided to the Florida Division of Historical Resources, and a Clearance Letter provided (Policies 1.4.1.1, 1.4.1.2., and 1.4.1.3).

##### Element 2, Recreation and Open Space

The subject property does not contain lands identified for conservation on Comprehensive Plan Map VII-15. The subject property will be incorporated into an existing DRI with substantial open space (Policies 2.2.1.1 and 2.2.1.3).

##### Element 3, Conservation

The Mixed Use Future Land Use designation will promote the conservation of Category II wetlands associated with Lake Deaton (Policies 3.1.4.1 and 3.1.4.3). The subject property is to be incorporated into The Villages of Sumter DRI which maintains a proactive water conservation program and a cooperative arrangement with the Southwest Florida Water Management District's ROMP well program (Objective 3.1.9 and Policy 3.1.9.1). The Mixed Use Future Land Use designation is consistent with comprehensive plan policies promoting protection of listed species and conservation of natural resources (Policy 3.1.12.3 and Objectives 3.1.10 and 3.1.13).

##### Element 4, Utilities

The proposed land use amendment will allow the compact and efficient expansion of existing potable water, sanitary sewer, and solid waste utilities. The applicant has demonstrated that the proposed project will meet level of service standards (Policies 4.1.1.2, 4.2.1.4, 4.2.1.6, and 4.3.1.2).

##### Element 5, Intergovernmental Coordination

The proposed land use amendment is consistent with the Sumter County-City of Wildwood Interlocal Service Boundary Agreement and Joint Planning Agreement required by Policy 5.1.3.1.

#### Element 6, Traffic Circulation

The proposed project will utilize existing development entitlements with no new external roadway connections. The application includes documentation indicating there will be no significant impacts to adopted transportation Levels of Service (Objective 6.1.2). The Villages of Sumter provides an extensive network of trails utilized extensively by residents for local trips and recreation (Policies 6.1.5.1, 6.1.5.2, and 6.1.5.3).

#### Element 7, Future Land Use

The proposed use is consistent with the Mixed Use Future Land Use description and Planned Unit Development standards, and Sector Plan standards (Policy 7.1.1.2.f and 7.1.2.1 and, Objectives 7.1.5, 7.1.6, and 7.1.16).

#### Element 8, Capital Improvement

No impact.

**Future Land Use Map** The proposed changes in the Future Land Use Map will change the designation of the subject property from Agriculture to Mixed Use. Attachment A shows the change on the Future Land Use Map.

### **CONCLUSIONS AND RECOMMENDATIONS**

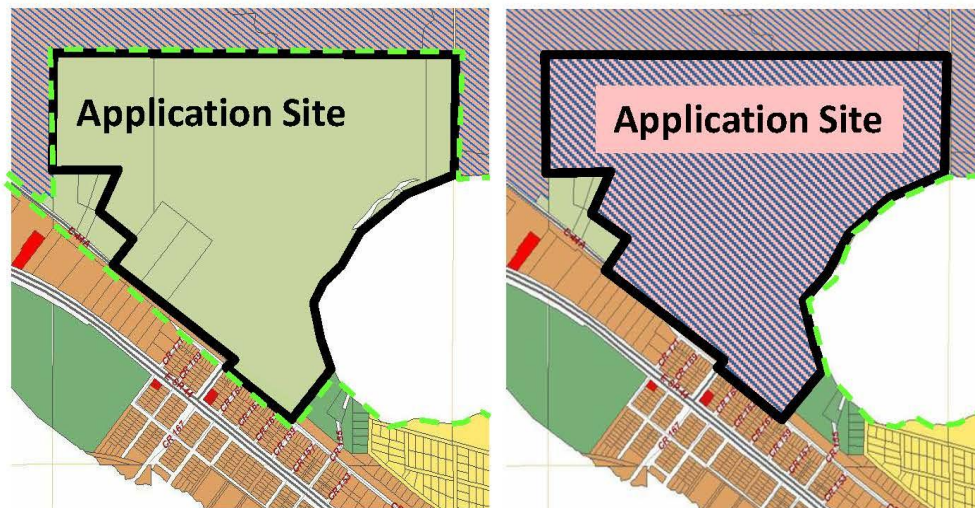
Staff recommends transmittal of the proposed Future Land Use Map amendment.

The Zoning and Adjustment Board recommends transmittal of the proposed Future Land Use Map amendment.

**Notices Sent: 14      (In objection)      0      (In favor)      1** \_\_\_\_\_

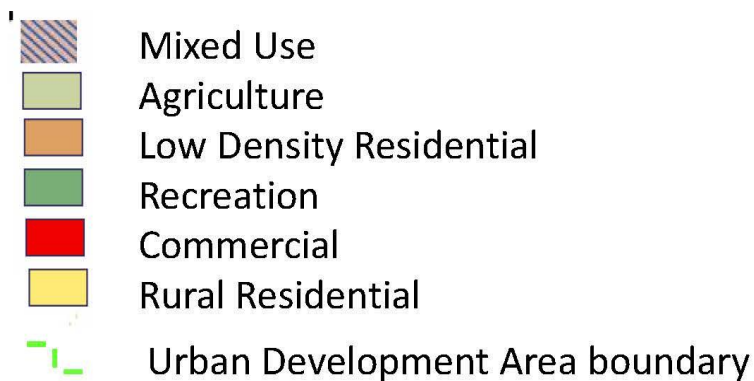
Attachment A

The Villages of Lake-Sumter, Inc.  
Current and Proposed Future Land Use Map



Existing Future Land Use  
Designations

Proposed Future Land Use  
Designations



## Attachment B

### The Villages of Lake-Sumter, Inc. Location Map

